

Joe Orr, Inc.
Surveyors & Engineers
2167 Post Oak Circle
College Station, TX 77845
(979) 690-3378

Dartmouth Avenue
Revised Right-of-Way
Hattie Kapchinski Estate
Morgan Rector League
College Station, Texas
9 October 2002

All that certain tract or parcel of land lying and being situated in the Morgan Rector League, Abstract No. 46, in College Station, Brazos County, Texas, being a part of that 49.09 acre tract conveyed to Hattie Kapchinski by partition deed recorded in Volume 650, Page 518 of the Official Records of Brazos County, Texas, and being more particularly described as follows:

Beginning in the southeast line of an easement for Krenek Tap Road right-of-way recorded in Volume 987, Page 706 of the Official Records of Brazos County, Texas, N 42° 30' 00" E – 263.34 feet from the northeast line of that 0.74 acre tract conveyed to Frank J. Matous, Jr. and Helen F. Kapchinski Matous by deed recorded in Volume 1234, Page 353 of the Official Records of Brazos County, Texas, from which a 5/8" iron rod was found S 47° 38' 10" E – 187.8 feet.

Thence along the arc of a clockwise curve (R=30') through a central angle of 86° 34' 58", the chord of which bears N 85° 47' 29" E – 41.14 feet to a 1/2" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the end of said curve;

Thence S 50° 55' 02" E – 76.51 feet to a 1/2" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the beginning a tangent curve to the right (R=955.00');

Thence along the arc of said curve through a central angle of 3° 28' 00" to a 1/2" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the end of said curve in the southwest line of the easement granted to the City of College Station by Helen Matous, duly appointed Attorney in Fact for Hattie B. Kapchinski, surviving spouse of F.S. Kapchinski, deceased, recorded in Volume 987, Page 699 of the Official Records of Brazos County, Texas;

Thence S 47° 27' 02" E – 507.92 feet along the southwest line of said easement to a 1/2" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the beginning of a tangent curve to the right (R=1227.60');

Thence along the arc of said curve in the southwest line of said easement through a central angle of 5° 38' 33" to a 1/2" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at an angle point;

Thence S 31° 59' 47" E – 60.36 feet leaving the southwest line of said easement and continuing through the said Kapchinski tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the beginning a counterclockwise curve (R=162.09');

Thence continuing through the said Kapchinski tract along the arc of said curve through a central angle of 111° 39' 53", the chord of which bears S 30° 55' 04" E – 268.23 feet to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the end of said curve;

Thence S 27° 12' 38" E – 158.42 feet continuing through the said Kapchinski tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at an angle point;

Thence S 23° 16' 19" E – 173.49 feet continuing through the said Kapchinski tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set in the southeast line of same;

Thence N 61° 49' 26" E – 100.23 feet along the southeast line of the said Kapchinski tract to the most southerly corner of that 46.33 acre tract conveyed to Henry Kapchinski, et al, by partition deed recorded in Volume 650, Page 518 of the Official Records of Brazos County, Texas;

Thence N 28° 10' 34" W – 409.00 feet along the line between the said Henry Kapchinski, et al, 46.33 acre tract and the said Hattie Kapchinski 49.09 acre tract to most westerly corner of the said Henry Kapchinski, et al, tract;

Thence N 42° 13' 42" E – 173.93 feet continuing along the line between the said Henry Kapchinski, et al, tract and the said Hattie Kapchinski tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the beginning a counterclockwise curve (R=162.09');

Thence through the said Hattie Kapchinski tract along the arc of said curve through a central angle of 73° 19' 00", the chord of which bears N 64° 02' 51" W – 193.55 feet, to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the end of said curve;

Thence N 44° 42' 00" W – 65.69 feet continuing through the said Hattie Kapchinski tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the beginning of a tangent curve to the left (R=1022.91');

Thence continuing through the said Hattie Kapchinski tract, along the arc of said curve through a central angle of 11° 05' 52", to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the end of said curve;

Thence N 55° 47' 52" W – 118.36 feet continuing through the said Hattie Kapchinski tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the beginning of a tangent curve to the right (R=977.50');

Thence continuing through the said Hattie Kapchinski tract, along the arc of said curve, through a central angle of 8° 20' 50" to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the end of said curve;

Thence N 47° 27' 02" W – 189.19 feet continuing through the said Hattie Kapchinski tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the beginning of a tangent curve to the left (R=1045.00');

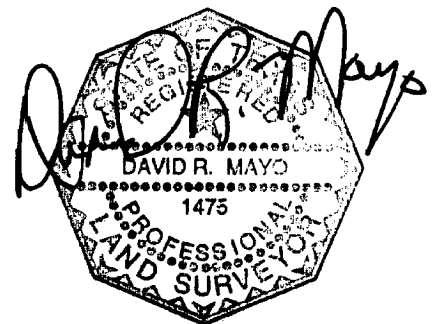
Thence continuing through the said Hattie Kapchinski tract, along the arc of said curve through a central angle of 3° 28' 00", to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the end of said curve;

Thence N 50° 55' 02" W – 67.56 feet, continuing through the said Hattie Kapchinski tract, to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the beginning of a tangent curve to the right (R=30.00');

Thence continuing through the said Hattie Kapchinski tract, along the arc of said curve through a central angle of 93° 25' 02", to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the southeast line of the said Krenek Tap Road right-of-way easement, from which the City of College Station GPS monument no. 128 bears N 66° 06' 58" E – 3090.2 feet;

Thence S 42° 30' 00" W – 150.27 feet continuing through the said Hattie Kapchinski tract along the southeast line of the said Krenek Tap Road right-of-way easement to the Point of Beginning and containing 4.22 acres of land more or less including 2.56 acres of the said City of College Station perpetual easement described in Volume 987, Page 699 of the Official Records of Brazos County, Texas.

Bearings are TX State Plane, central zone, NAD-83 datum, based on City of CS GPS monuments and GPS observations.



Hattie Kapchinski
48.09 acres
vol. 650, pg. 518

Henry Kapchinski, et al
48.53 acres
vol. 650, pg. 518

Henry Kapchinski, et al Parcel
0.99 acres - new R.O.W.
- 0.14 acres - ex. R.O.W.
= 0.85 acres - Net additional R.O.W.

Hattie Kapchinski Parcel
4.22 acres - new R.O.W.
- 2.56 acres - ex. R.O.W.
= 1.66 acres - Net additional R.O.W.

Hattie Kapchinski
48.09 acres
vol. 650, pg. 518

City of College Station
0.54 acres
- proposed easement -
vol. 667, pg. 708

City of College Station
0.54 acres
- proposed easement -
vol. 667, pg. 708

City of College Station
2.58 acres (part of 3.28 ac.)
- proposed easement -
vol. 667, pg. 688



Frank J. Marlowe, Jr. and

Krenek Tap Road

Dartmouth Drive

Dartmouth Drive

Joe Orr, Inc.
Surveyors & Engineers
2167 Post Oak Circle
College Station, TX 77845
(979) 690-3378

Dartmouth Avenue
Revised Right-of-Way
Henry Kapchinski, et al, Parcel
Morgan Rector League
College Station, Texas
10 October 2002

All that certain tract or parcel of land lying and being situated in the Morgan Rector League, Abstract No. 46, in College Station, Brazos County, Texas, being a part of the 46.33 acre tract conveyed to Henry Kapchinski, et al, by partition deed recorded in Volume 650, Page 518 of the Official Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at the most southerly corner of the said Henry Kapchinski, et al, 46.33 acre tract which is also a southeast corner of that 49.09 acre tract conveyed to Hattie Kapchinski by partition deed recorded in Volume 650, Page 518 of the Official Records of Brazos County, Texas, and also being in the northwest line of that 1.34 acre tract conveyed to the City of College Station, Texas, by James A. Ford and described by Correction Warranty Deed recorded in Volume 1893, Page 20 of the Official Public Records of Brazos County, Texas.

Thence N 28° 10' 34" W – 409.00 feet along the line between the said Henry Kapchinski, et al, tract and the said Hattie Kapchinski tract to the most westerly corner of the said Henry Kapchinski, et al, tract;

Thence N 42° 13' 42" E – 173.93 feet continuing along the line between the said Henry Kapchinski, et al, tract and the said Hattie Kapchinski tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the beginning of a clockwise curve (R=162.09');

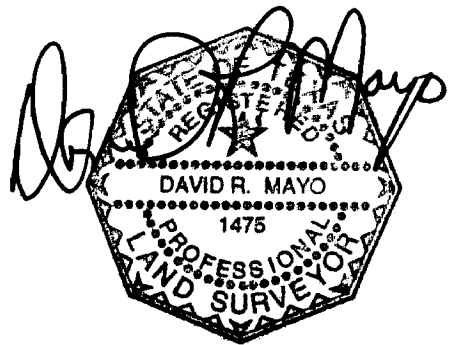
Thence through the said Henry Kapchinski, et al, tract, along the arc of said curve through a central angle of 53° 03' 33", the chord of which bears S 0° 51' 35" E – 144.80 feet to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the end of said curve;

Thence S 21° 54' 35" E – 113.71 feet continuing through the said Henry Kapchinski, et al, tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at an angle point;

Thence S 28° 10' 34" E – 225.66 feet, continuing through the said Henry Kapchinski, et al, tract, to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set in the southeast line of same from which the City of College Station GPS monument no. 129 bears S 61° 02' 55" E – 2822.4 feet;

Thence S 61° 49' 26" W – 85.00 feet along the southeast line of the said Henry Kapchinski, et al, tract to the Point of Beginning and containing 0.99 acres of land more or less including 0.14 acre of the perpetual easement granted to the City of College Station and described in Volume 987, Page 709 of the Official Records of Brazos County, Texas.

Bearings are TX State Plane, central zone, NAD-83 datum, based on City of College Station GPS monuments and GPS observations.



Henry Kapchinski, et al
46.33 acres
vol. 650, pg. 518

Henry Kapchinski, et al Parcel
0.99 acres - new R.O.W.
- 0.14 acres - ex. R.O.W.
= 0.85 acres - Net additional R.O.W.

City of College Station
2.56 acres (part of 2.62 ac.)
- perpetual easement -
vol. 987, pg. 699

City of College Station
0.14 acres
- perpetual easement -
vol. 987, pg. 709

Kapchinski Parcel
new R.O.W.
ex. R.O.W.
Net additional R.O.W.

Hattie Kapchinski
49.09 acres
vol. 650, pg. 518

Dartmouth Drive

1" = 100'

0 50 100 150 Feet

Boundaries are TX State Plane, central zone, 1983-85 datum, based on City of CS GPS monuments and GPS observations.

Jan
Margare
vol.

Joe Orr, Inc.
Surveyors & Engineers
2167 Post Oak Circle
College Station, TX 77845
(979) 690-3378

Dartmouth Avenue
Revised Right-of-Way
James A. Ford Parcel
Morgan Rector League
College Station, Texas
10 October 2002

All that certain tract or parcel of land lying and being situated in the Morgan Rector League, Abstract No. 46, in College Station, Brazos County, Texas, being a part of that 24.90 acre tract described by Correction Quit Claim Deed to James A. Ford and Margaret O. Ford, Trustees under the Ford Living Trust dated November 7, 1996, recorded in Volume 2790, Page 125 of the Official Public Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at the intersection of the northwest line of Harvey Mitchell Parkway (FM 2818) and the northeast line of that 3.307 acre tract conveyed to James H. McCullough, trustee, in Volume 4571, Page 71 of the Official Public Records of Brazos County, Texas.

Thence N 48° 44' 20" W – 38.91 feet along the said northeast line of the said 3.307 acre tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at an angle point;

Thence N 22° 45' 45" W – 153.51 feet through the said James A. Ford and Margaret O. Ford, Trustees, tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at an angle point;

Thence N 23° 16' 19" W – 407.82 feet continuing through the said Ford tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set in the line between the said Ford tract and that 49.09 acre tract conveyed to Hattie Kapchinski by partition deed recorded in Volume 650, Page 518 of the Official Records of Brazos County, Texas;

Thence N 61° 49' 26" E – 185.23 feet along the northwest line of the said Ford tract, at 35.23 feet pass a ½" iron rod found at a northwest corner of the said 1.34 acre tract and at 100.23 feet pass the common corner of the said Hattie Kapchinski tract and the 46.33 acre tract conveyed to Henry Kapchinski, et al, by partition deed recorded in Volume 650, Page 518 of the Official Records of Brazos County, Texas, to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the most northerly corner of this tract, from which the City of College Station GPS monument no. 129 bears S 61° 02' 55" E – 2822.4 feet;

Thence S 28° 10' 34" E – 262.33 feet through the said Ford tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the beginning of a tangent curve to the right (R=1242.10');

Thence continuing through the said Ford tract, along the arc of said curve through a central angle of 15° 38' 53", to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the end of said curve;

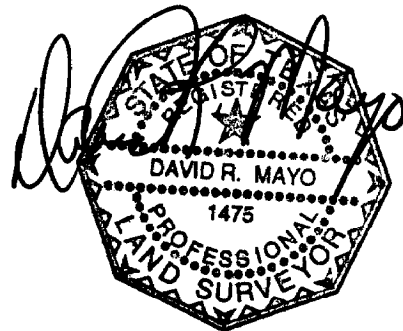
Thence S 12° 31' 42" E – 7.02 feet continuing through the said Ford tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the beginning of a tangent curve to the left (R=25.00');

Thence continuing through the said Ford tract, along the arc of said curve through a central angle of 19° 13' 30", to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set in the southeast line of the said Ford tract and the northwest line of a 30' wide public roadway described in Volume 157, Page 417 of the Deed Records of Brazos County, Texas, from which a fence corner post bears N 60° 14' 37" E – 826.0 feet;

Thence S 60° 14' 37" W – 60.83 feet along the southeast line of the said Ford tract to the northwest right-of-way line of Harvey Mitchell Parkway;

Thence along the arc of a counterclockwise curve in the northwest right-of-way line of Harvey Mitchell Parkway (R=1045.00'), through a central angle of 6° 11' 21", the chord of which bears S 71° 16' 00" W – 112.83 feet to the Point of Beginning and containing 2.81 acres of land SAVE AND EXCEPT 1.12 acres of that 1.34 acre tract conveyed to the City of College Station and described by Correction Warranty Deed recorded in Volume 1893, Page 20 of the Official Public Records of Brazos County, Texas, leaving a net area of 1.69 acres of land more or less.

Bearings are Texas State Plane, central zone, NAD-83 datum, based on City of College Station GPS monuments and GPS observations.



Henry Kapchinski, et al Parcel
9 acres - new R.O.W.
4 acres - ex. R.O.W.
5 acres - Net additional R.O.W.

James Ford Parcel
2.81 acres — new R.O.W.
- 1.12 acres — ex. R.O.W.

= 1.69 acres — Net additional R.O.W.

City of College Station
1.12 acres (part of 1.34 ac.)
vol. 1893, pg. 20

James A. Ford and
Margaret O. Ford, trustees
24.90 acres
vol. 2790, pg. 125

30' Public Roadway - vol. 157, pg. 417

[illegible]